128.0	0003	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,100 /	938,100
					USE VALUE:	938,100 /	938,100
					ASSESSED:	938,100 /	938,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGENBERGER NATHAN K
Owner 2:	HUGENBERGER SARA E
Owner 3:	
Street 1:	33 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARKER J. BRADFORD -
Owner 2:	PARKER JENNIFER W -
Street 1:	33 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,917 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1929, having primarily Vinyl Exterior and 2268 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3917.000	508,100		430,000	938,100
Total Card	0.090	508,100		430,000	938,100
Total Parcel	0.090	508,100		430,000	938,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.62 | /Parcel: 413.6

Legal Description

User Acct 83199

GIS Ref

GIS Ref

Insp Date 03/09/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,100	0	3,917.	430,000	938,100	938,100	Year End Roll	12/18/2019
2019	101	FV	365,100	0	3,917.	403,100	768,200	768,200	Year End Roll	1/3/2019
2018	101	FV	338,000	0	3,917.	333,300	671,300	671,300	Year End Roll	12/20/2017
2017	101	FV	338,000	0	3,917.	306,400	644,400	644,400	Year End Roll	1/3/2017
2016	101	FV	338,000	0	3,917.	279,500	617,500	617,500	Year End	1/4/2016
2015	101	FV	319,200	0	3,917.	274,100	593,300	593,300	Year End Roll	12/11/2014
2014	101	FV	319,200	0	3,917.	254,800	574,000	574,000	Year End Roll	12/16/2013
2013	101	FV	319,200	0	3,917.	242,400	561,600	561,600		12/13/2012

!10039!

PRINT

Date	Time
12/11/20	00:24:11

LAST REV

Date	Time
11/02/18	10:53:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10039

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKER J. BRADF	1356-13		6/30/2008		529,000	No	No		
TOPCUBASI TEOMA	1183-132		2/9/1998		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	83199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1117	Siding	20,000	C				residew/clapbrd+re
6/16/2015	684	Redo Bat	8,000		6/16/2015			Construct 3 fixtur
7/11/2011	684	Renovate	7,000	C				RENO OFFICE
9/14/2009	840	Addition	60,000			G	GROWTH	BUILD ADDITION TO
4/8/2008	330	New Wind	2,460			G9	GR FY09	
5/31/2001	354	Redo Bat	13,000	C				
2/4/1995	46		5,000					FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	TTL REFUSAL	HS	Hanne S
6/29/2015	Info Fm Prmt	PC	PHIL C
2/16/2010	Info Fm Prmt	BR	B Rossignol
11/14/2008	Meas/Inspect	189	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3917		Sq. Ft.	Site		0	80.	1.37	9									430,008						430,000	

Total AC/HA: 0.08992 | Total SF/SM: 3917 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 430,008 | Spl Credit | Total: 430,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	3 - Concrete		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23333335
Const Adj.:	1.01959801
Adj $ / SQ:	169.763
Other Features:	114796
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532625
Depreciation:	24501
Depreciated Total:	508124

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

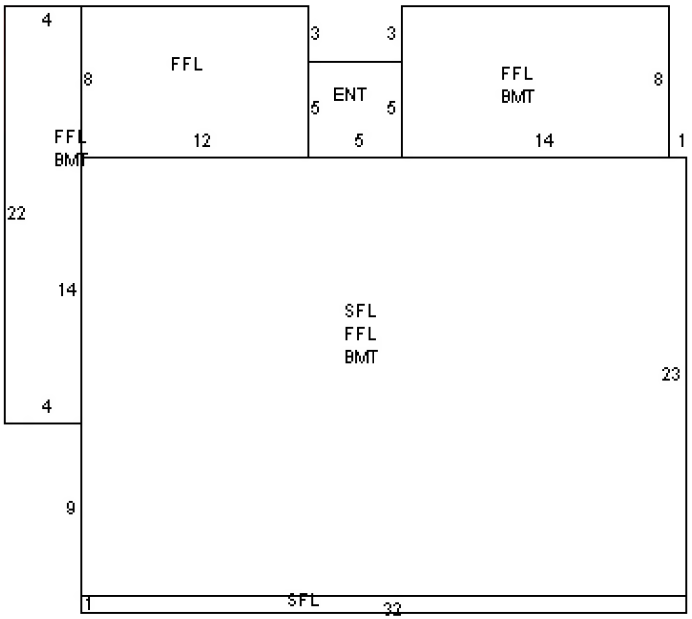
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.74
Special Features:	0	Val/Su Net:	184.03
Final Total:	508100	Val/Su SzAd	282.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	169.760	175,195
BMT	Basement	936	67.480	63,162
SFL	Second Floor	768	169.760	130,378
ENT	ENTRY	25	26.920	673

Net Sketched Area:	2,761		Total:	369,408	
Size Ad	1800	Gross Are	2761	FinArea	2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	